Town of Viking
General Municipal Plan
1985

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Published by Alberta Municipal Affairs

Town of Viking
Province of Alberta
Bylaw No. 406

Being a bylaw to adopt the updated TOWN OF VIKING GENERAL MUNICIPAL PLAN.

WHEREAS Section 61 of the Planning Act R.S.A., 1980 and amendments thereto requires a municipalilty to adopt a General Municipal Plan; and

WHEREAS an updated General Municipal Plan has been prepared by the General Municipal Plan Committee under the direction of Council; and

WHEREAS the Council of the Town of Viking requested the assistance of Alberta Municipal Affairs in the preparation of a General Municipal Plan;

NOW THEREFORE the Council of the Town of Viking, duly assembled, enacts as follows:

1. That Bylaw 328 adopting the previous General Municipal Plan (1979) is hereby repealed;

2. That the TOWN OF VIKING GENERAL MUNICIPAL PLAN, being the document attached hereto, is hereby adopted.

READ A FIRST TIME, this 17th day of JULY, 1985.
READ A SECOND TIME, this 18th day of SEPTEMBER, 1985.
READ A THIRD AND FINAL TIME, this 18th day of SEPTEMBER, 1985.

Robert W. Lane
Mayor

Lydia Hanson
Municipal Administrator

TOWN OF VIKING GENERAL MUNICIPAL PLAN COMMITTEE

COMMITTEE MEMBERS

Pat Amundson
Bob Evans
Richard Mann
Bill Mattinson
Bill Taylor (Chairperson)
Anne Willmer

RESOURCE PERSONS

Lydia Hanson – Administrator, Town of Viking
Linda Astle – Planning Consultant, Alberta Municipal Affairs

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Introduction

1. INTRODUCTION

In 1979 the Council of the Town of Viking adopted a General Municipal Plan to guide land use and development within the Municipality. Many of the recommendations included in the Plan have been implemented during the six years the Plan has been in effect. Within this period there have also been changes in a number of factors affecting development, particularly the slowdown in the economy.

The 1979 General Municipal Plan recommended that a periodic review be undertaken in order to keep the Plan current and effective. In 1984 Council made the decision to review and update the General Plan. A Committee was formed to work on the Plan and the assistance of Alberta Municipal Affairs was requested. Throughout the process of updating the Plan, the Committee has attempted to discard policies which are no longer relevant, to streamline and simplify policies which remain applicable, and to include additional policies reflecting current issues in Viking.

As in the 1979 General Municipal Plan, the aim or purpose of the Plan is to provide:

a) a framework in which public and private decisions can be made;
b) policies to direct present and future land use and development in the Town;
c) guidelines for fringe development; and
d) guidance in the preparation and implementation of the Land Use Bylaw.

The General Plan is the Town's primary planning document and is intended to foster the orderly and efficient use of land in Viking. It will be used by Town Council, the public, developers, government agencies, and any other groups involved in making development decisions in Viking. The Plan will be implemented through the Land Use Bylaw.

The Plan is based on an overall Goal and addresses eight topic areas. Each topic area has a statement of intent and a number of policy directions aimed to realize this intent.

Plan Goal

2. PLAN GOAL

Council hopes to maintain the Town of Viking as a viable and successful community. Council recognizes that there are numerous factors affecting the quality of life in a town and that many of these features are influenced by the local economy. Council believes that the largest challenge facing Viking is in the area of economic development. The major **goal** of the Plan, therefore is:

> to expand and diversify the Town's economic base while providing a high quality living environment for residents.

Residential

3. RESIDENTIAL

The Town of Viking has a good supply of existing housing. There are however, few opportunities to rent accommodation, purchase mobile home lots or locate in a trailer park. Lots for the construction of new homes are available in east Viking in the area referred to as the Loughlin Estate. The land in this area will meet the Town's housing needs for many years.

INTENT: The Town Council will provide guidance and promote the establishment and maintenance of orderly, efficient residential neighbourhoods which provide all residents a desirable, high quality living environment.

DIRECTIONS:

1. Servicing costs are a major factor in determining the cost of housing. In order to keep these costs at a reasonable level, development should occur in an orderly and efficient manner. To this end Council will:

   a) encourage contiguous development and infilling of vacant lots;

   b) avoid new housing construction 'leapfrogging' over usable vacant land;

   c) ensure that infrastructure requirements are economically viable;

   d) require that Area Structure Plans detailing such items as servicing requirements are adopted by Council prior to approval of a residential development or subdivision;

   e) encourage innovative housing schemes, such as narrow lot design, which are cost efficient in their servicing requirements;

   f) encourage energy efficient subdivision and housing design;

   g) increase the density of residential units where feasible.

2. Council wishes to create residential areas which make efficient use of land, are compatible with the road network, and are visually attractive. To this end Council will:

   a) encourage multi-family dwellings to locate near high use facilities and along collector roads;

   b) discourage single family dwellings from fronting on arterial roads;

   c) permit laneless subdivisions where appropriate;

   d) direct mobile homes to land best suited for basementless development;

   e) urge property owners to maintain their lots and homes;

   f) encourage the preservation and restoration of the house located on lots 14-18 Block 6 Plan 1174W for historical and architectural merit.

3. In order to create and maintain a safe, high quality living environment, control over incompatible land uses is required. To this end Council will:

   a) restrict residential uses to areas zoned as residential;

   b) encourage nonconforming uses in residential areas to relocate in appropriate Districts;

   c) not allow the establishment, re-establishment or expansion of nonconforming uses.

4. A mix of housing type and tenure is required to meet the differing needs of Town residents. Council recognizes this need, particularly with respect to rental accommodation, and will:

   a) encourage the development of rental housing units;

   b) encourage multi-family dwellings to be provided for in new development areas;

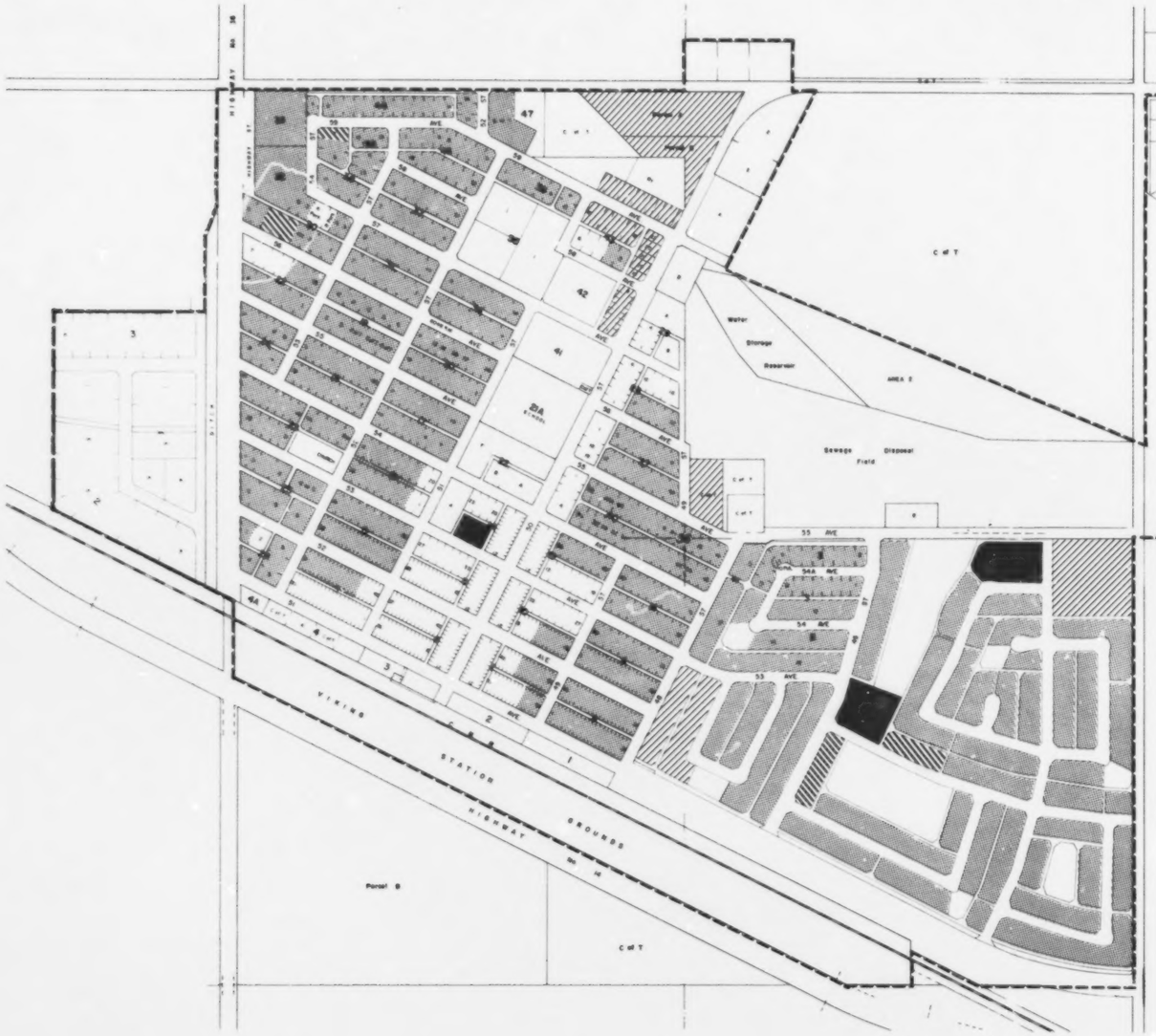
   c) encourage construction of different housing types including apartments, mobile homes, duplexes and single family dwellings.

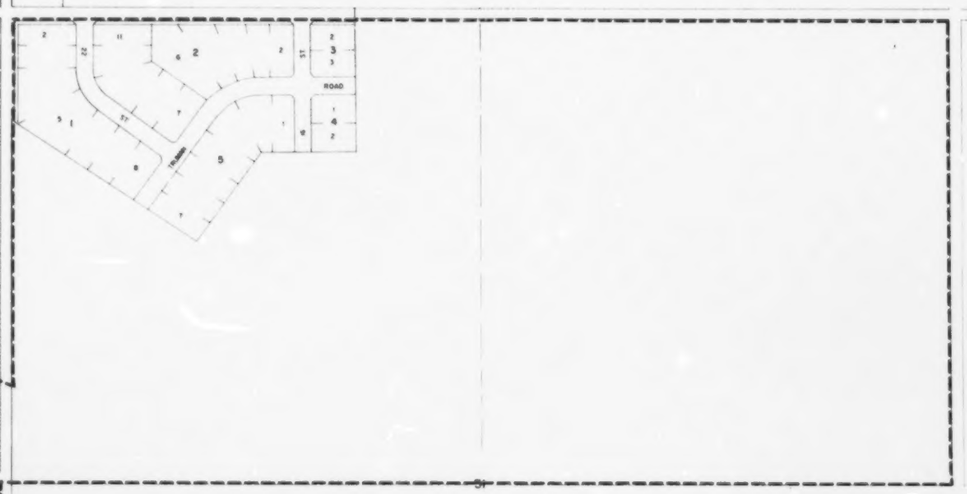
ADDITIONAL POLICIES:

5. a) Council will ensure that land is available within the Town boundaries for development in order to avoid costly shortages.

Map A

Town of Viking
General Municipal Plan





Residential

- Single Family
- Mobile Home
- Multi-Family (medium density)
- Multi-Family (high density)

Commercial

4. COMMERCIAL

Commercial development in Viking is currently located downtown along Main Street and Railway Avenue. Council is attempting to have the Viking West Commercial Area developed for commercial activities which require highway exposure or larger parcels of land.

Commercial expansion areas have been an issue in this Plan update. Council believes that areas best suited and likely to be developed for commercial purposes should be available for that purpose in order to avoid shortages in commercial space or the establishment of a competing commercial node.

INTENT: Council will support the maintenance and strengthening of Viking's commercial base.

DIRECTIONS:

1. Commercial uses vary with respect to land and locational requirements. In order to distinguish commercial type and to provide for their efficient location Council will:

   a) recognize four commercial use classifications:

      i. Primary Commercial (C1) – intensive retail or service establishments
      ii. Secondary Commercial (C2) – large land users; goods and services provided do not require a large volume of pedestrian traffic
      iii. Highway Commercial (C3) – activities which serve the travelling public
      iv. Local Commercial (C4) – small neighbourhood stores providing convenience goods and services to local residents;

   b) ensure that sufficient land is allocated in each class of commercial use to allow for new development;

   c) only permit commercial activities to locate in areas designated for commercial use;

   d) permit convenience stores in residential neighbourhoods as required.

2. In addition to being the service and retail center, Viking's central business area is the focal point of the Town. As such, its physical appearance and impact is important. In regards to this, Council will:

   a) support and promote schemes to improve the visual image of downtown;

   b) endeavor to keep Main Street clean and attractive;

   c) encourage owners of vacant buildings to lease, redevelop, or remove them;

   d) require vacant lots and buildings to be maintained to an acceptable standard;

   e) explore innovative ways to use vacant buildings along Main Street (e.g. window displays by local artists);

3. To assist in preserving and strengthening Viking's commercial base, Council will:

   a) encourage appropriate businesses to locate downtown, preferably along Main Street;

   b) encourage an increase in density in the downtown through redevelopment;

   c) not permit the development of another commercial node (e.g. a mall);

   d) not permit the rezoning of C1 land to C2 or C3;

   e) co-operate with the Economic Development Committee and Chamber of Commerce on schemes designed to attract or assist business;

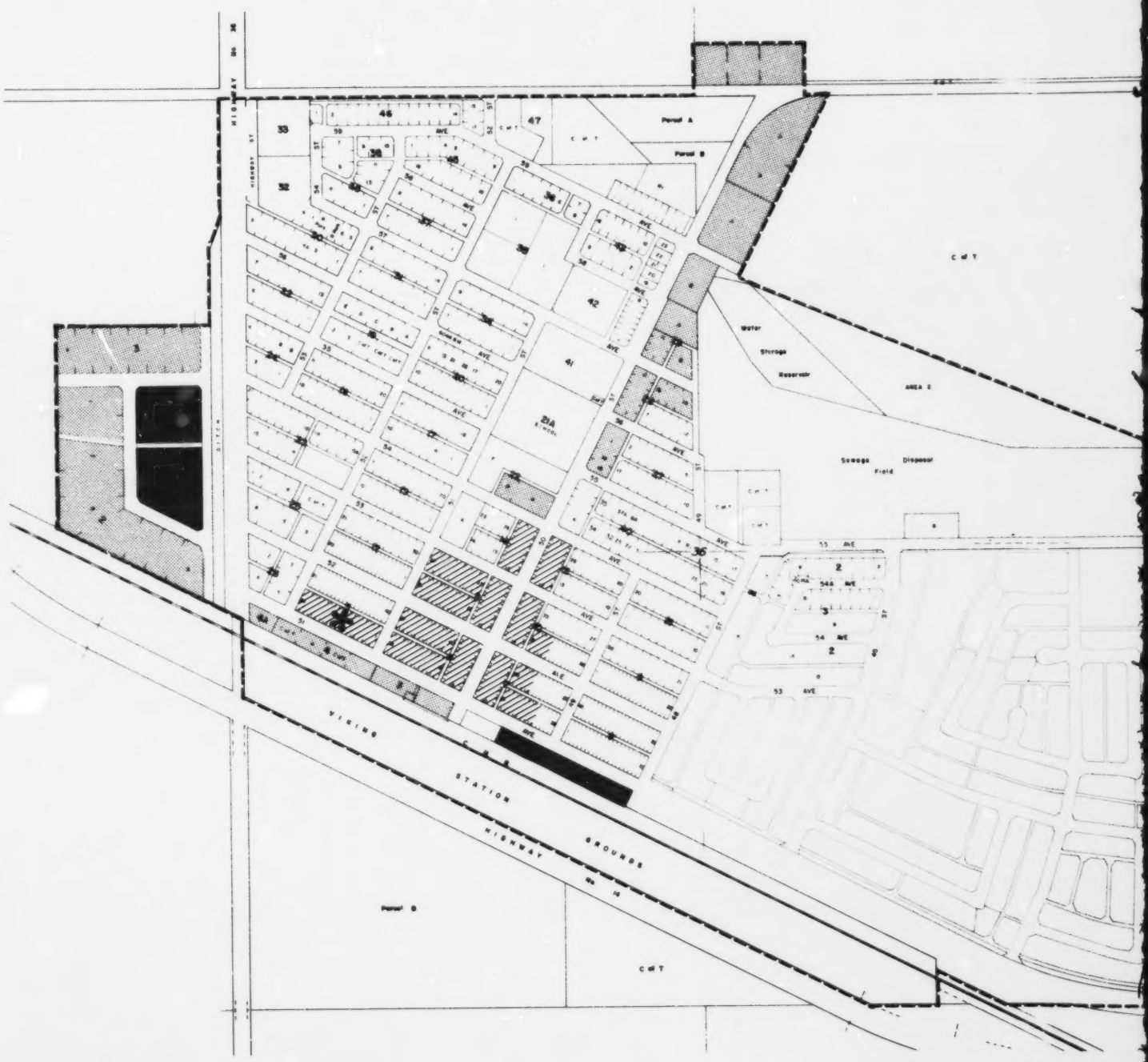
   f) examine government programs and legislation pertaining to business areas (e.g. Downtown Revitalization Legislation);

   g) ensure that developable land is available for all classifications of commercial ventures.

ADDITIONAL POLICIES:

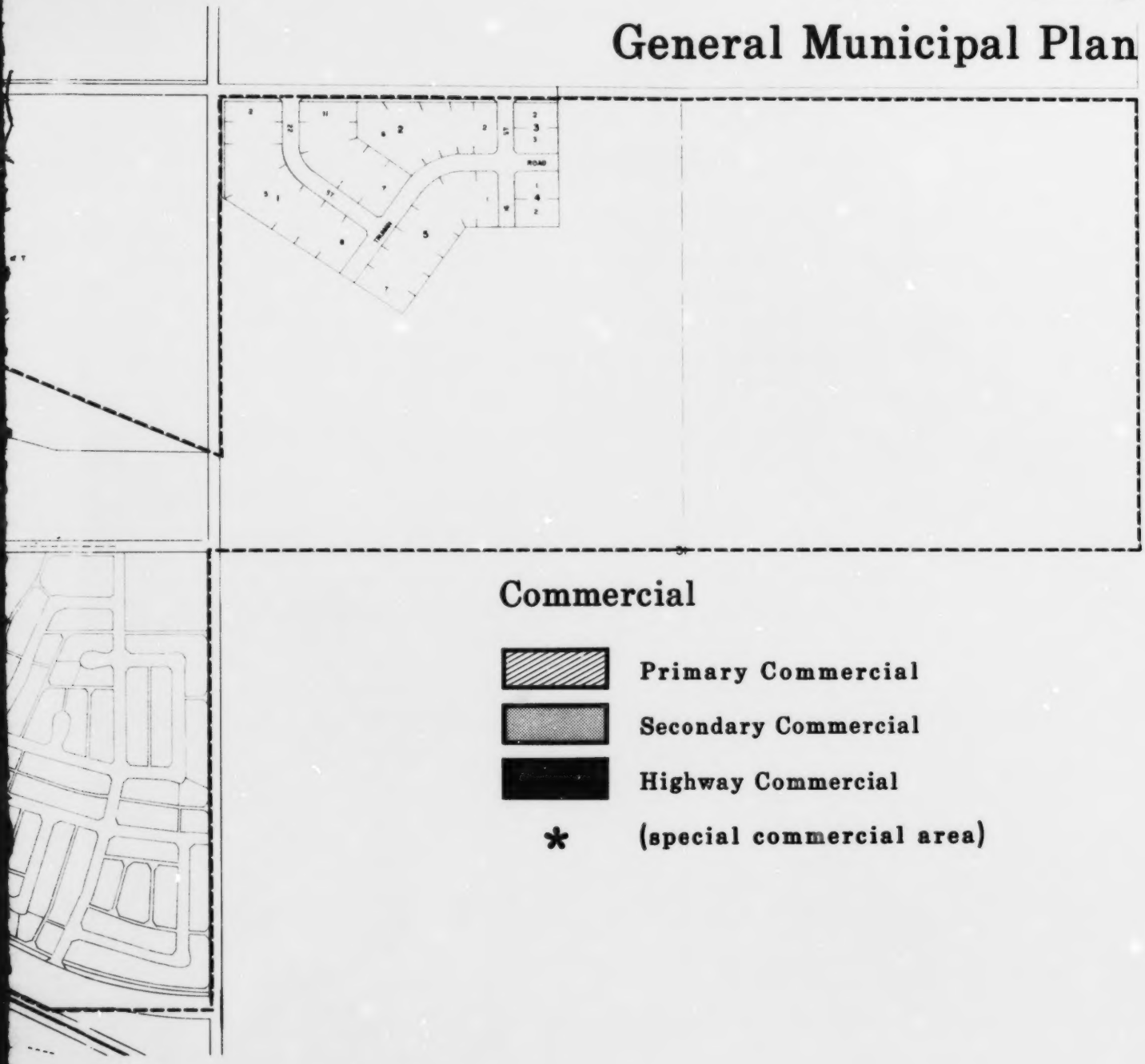
4. a) Council will pursue the development of the Viking West Commercial Area and encourage the establishment of appropriate businesses.

   b) Council will designate the south half of block 5 on Railway Avenue as a special commercial district (CI-S) in order to allow basementless mobile homes while still recognizing that the eventual use of the land will be commercial.


HIGHWAY
Parcel A
Parcel B
C of T
Water
Storage
Reservoir
AREA 2
Sewage
Disposal
Field
STATION
GROUNDS
Parcel B
C of T

Map B

Town of Viking
General Municipal Plan



Commercial

- Primary Commercial
- Secondary Commercial
- Highway Commercial
- * (special commercial area)

Industry

5. INDUSTRY

Viking currently has a limited amount of industrial development. The new Cargill grain elevator is the most recent industry to establish in Viking. Lots for industrial development are available in east Viking. This area is a sufficient distance from the residential district to avoid any major conflicts.

INTENT: Council will actively support and encourage both light and heavy industry to establish in Viking with the aim of developing a healthy, diversified industrial base.

DIRECTIONS:

1. Industry can create employment opportunities, generate tax revenue, and improve the general economic climate of the area it locates in. In order to attract industry to the Town of Viking, Council will:

   a) support and participate with the Economic Development Committee in developing schemes designed to attract industrial development;

   b) ensure that industrial development is actively being solicited;

   c) ensure that industrial lots are available for development;

   d) attempt to create a desirable environment for industries;

   e) embark on an ad/signage scheme to increase industry's awareness of the opportunities for development in Viking.

2. In order to minimize any negative impacts which industry may have on the Town, Council will:

   a) direct industry to the Viking Industrial Area;

   b) direct trucks to designated truck routes;

   c) require that each site has adequate on-site parking and loading facilities;

   d) require industries to construct and/or maintain buffers where necessary for sound abatement or visual separation.

3. To assist in keeping the cost of industrial development incurred by the Town reasonable, Council will:

   a) require that a development agreement be negotiated between the Town and the developer, to avoid any unreasonable servicing obligations being placed on the Town;

   b) require an Area Structure Plan be approved prior to development in new areas.

ADDITIONAL POLICIES:

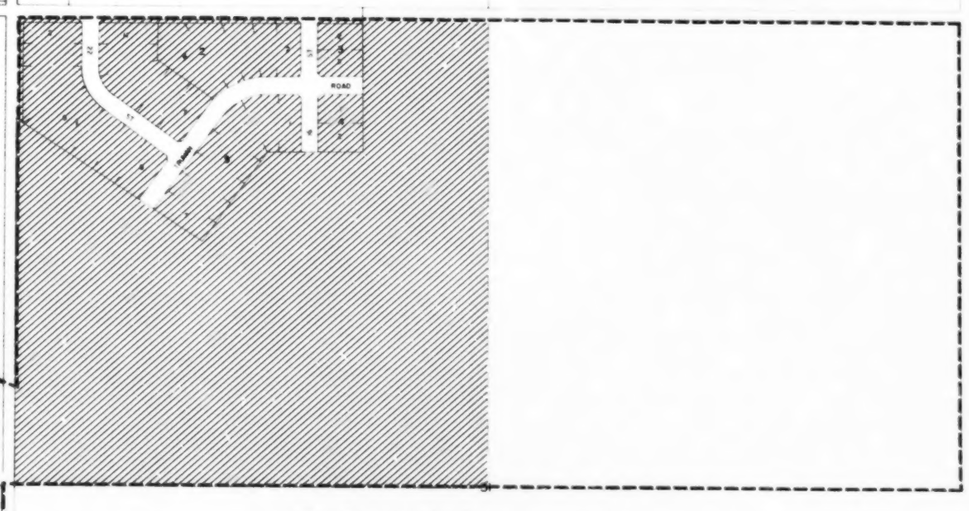
4. a) Industries which Council feels will have a detrimental impact on the Town because of emissions, noise, scale or similar considerations may not be allowed to establish;

   b) Lots fronting onto major roadways will be reserved for industries requiring a high degree of visibility;

   c) Industrial parks and sites should be designed for maximum safety and efficiency of movement.

Map C

Town of Viking
General Municipal Plan



Industrial

- Light Industrial
- Heavy Industrial

Recreation and Parks

6. RECREATION AND PARKS

The Town has a variety of recreational opportunities including parks, curling rink, seniors' drop-in centre, and the school (through joint agreement). The newest development is the Multiplex which is currently under construction. The Viking Park has been relocated and is now adjacent the Multiplex.

INTENT: Council intends to provide park and recreation areas, and to encourage the development of facilities which will serve the needs of all residents.

DIRECTIONS:

1. To encourage continued use of recreational opportunities in the Town of Viking, Council will:

   a) encourage full use of existing facilities;

   b) continue working with the school to maximize the joint use of school and community facilities;

   c) maintain and improve the appearance of existing Town parks and recreational facilities;

   d) urge other groups, such as the Elks, to maintain and improve the appearance of their respective facilities.

2. To ensure that park facilities are available for different user groups, Council will:

   a) require municipal reserve dedication as allowed under the Planning Act;

   b) attempt to provide a range of park types taking size, function and location into consideration;

   c) locate parks according to their function, e.g. neighbourhood parks with play equipment should be located in residential areas so that children can easily walk to them without crossing any major streets.

3. Areas of open parkland or natural landscape can function as recreational space, act as a buffer between incompatible land uses and generally improve an area's visual appearance. When dealing with development, open space and the natural environment, Council will:

   a) preserve watercourses and other natural parkland as development occurs;

   b) require buffers (open space, trees, berms) to be built and/or maintained between incompatible land uses;

   c) minimize any negative environmental impacts a development may create;

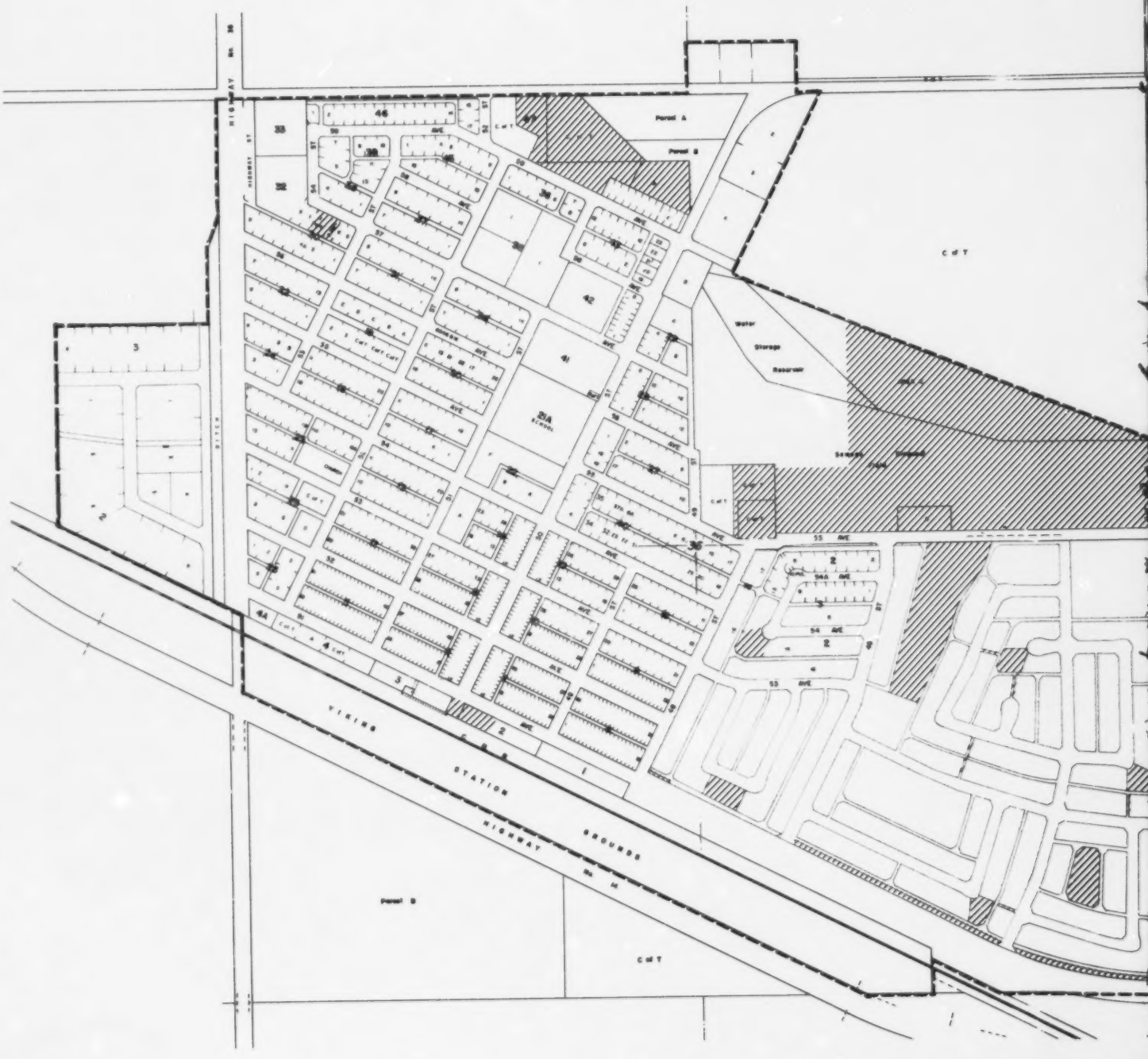
d) encourage the preservation of trees in any development;

e) explore options to better utilize the low open areas located in the north end of Viking.

ADDITIONAL POLICIES:

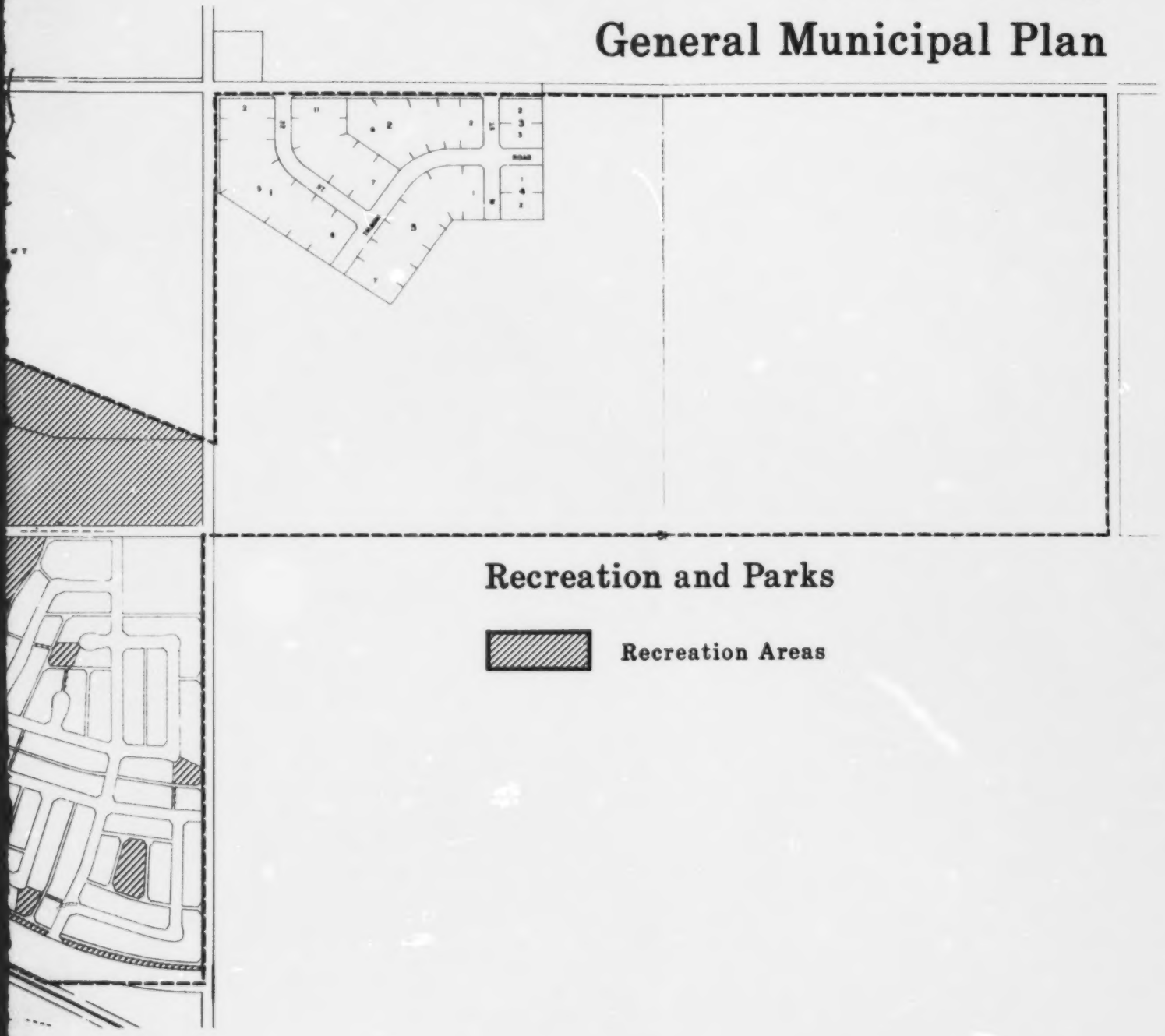
4. a) Council will encourage and support appropriate development at Thomas Lake.

b) Council will continue to co-operate with and support the Viking Recreation Board.


HIGHWAY
HIGHWAY ST
DITCH
Parcel A
Parcel B
CUT
Water
Storage
Reservoir
Sewage
Disposal
55 AVE
VIKING
STATION
GROUNDS
HIGHWAY
Parcel B
CUT

Map D

Town of Viking
General Municipal Plan



Recreation and Parks

Recreation Areas

Public and Quasi-Public

7. PUBLIC AND QUASI-PUBLIC

The Town has a number of public oriented facilities including the school, senior citizens' housing, and daycare. Community, institutional, medical, government, and educational facilities are considered public or quasi-public.

INTENT: Council will encourage the provision and efficient utilization of public and quasi-public facilities.

DIRECTIONS:

1. Council recognizes the importance of providing adequate public and quasi-public facilities for the residents of Viking. In order to assist in ensuring that facilities are provided, Council will:

   a) allocate space in expansion areas for public and quasi-public facilities;

   b) utilize, where advantageous to the Town, grants and programs for public and quasi-public uses;

   c) investigate options for new senior citizen housing when the existing facilities become inadequate.

2. Public facilities must be efficiently located to serve their intended user groups. In order to encourage optimal location of these facilities, Council will:

   a) ensure that public facilities and programs are located such that they can be easily accessed by the maximum number of users;

   b) encourage public uses to locate/relocate in the Viking Civic Centre (3rd Avenue between Main and 49th streets);

   c) consider the medical clinic to have first priority for development on the adjacent lot to the south;

   d) continue to provide a centrally located daycare facility;

   e) co-operate with the School Board when designating new school sites.

3. Council intends to support efforts to improve existing, or to initiate new programs/facilities felt to be beneficial to Town residents. In particular, Council will:

   a) encourage the local school authority to upgrade the existing school facility;

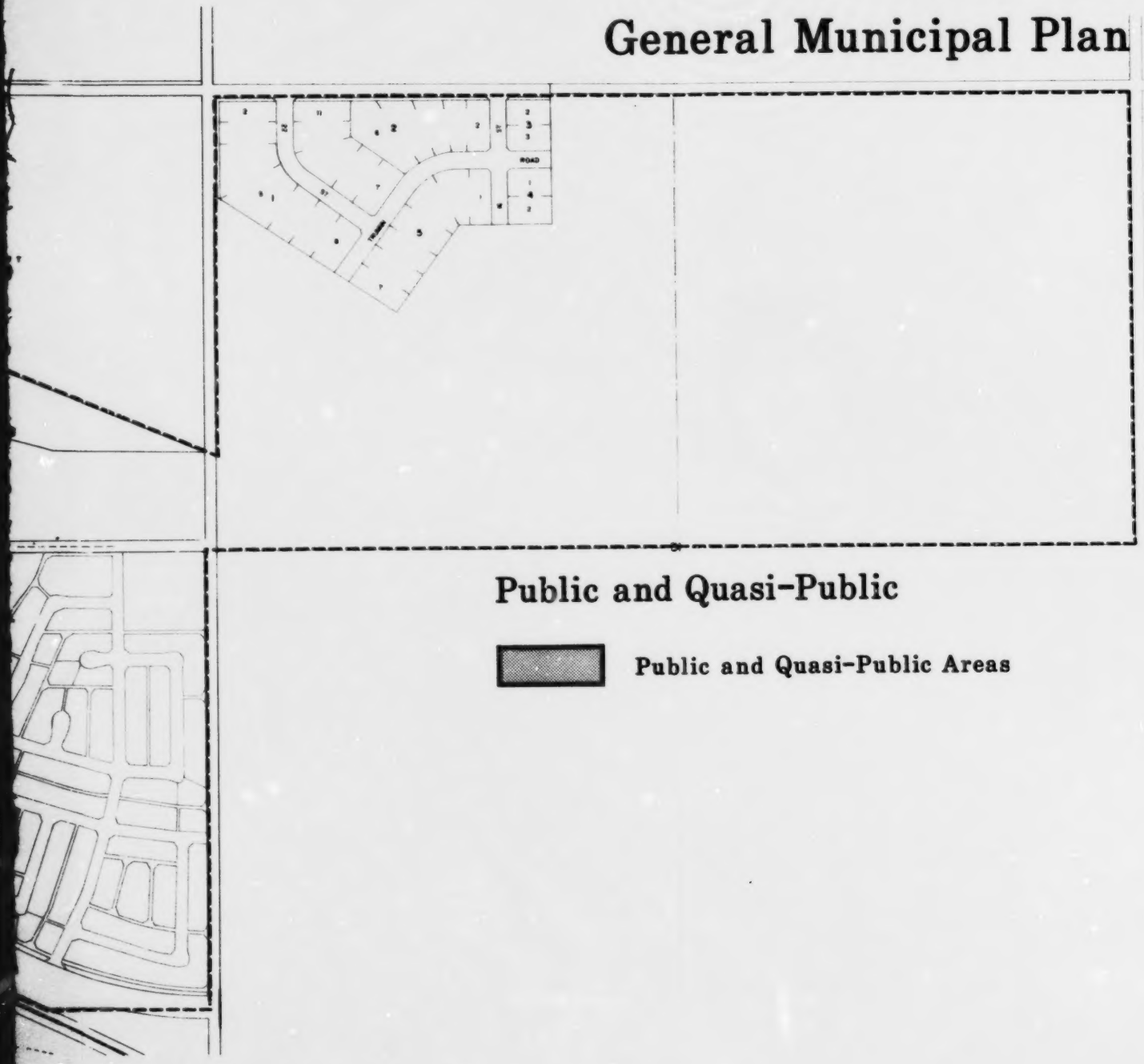
   b) ensure that adequate services are being provided for senior citizens (i.e. Is the transportation van schedule optimal?);

   c) investigate the establishment of a playschool for pre-kindergarten age children;

HIGHWAY
STATION
GROUNDS
Parcel A
Parcel B
Parcel C
CMT
Sewage Disposal Field
Water Storage Reservoir
AREA 2
ALLEY

Map E

Town of Viking
General Municipal Plan



Public and Quasi-Public

Public and Quasi-Public Areas

Transportation and Parking

8. TRANSPORTATION AND PARKING

Main Street and Railway Avenue are the two major arterial roads in Viking and carry most of the traffic. Two transportation issues are addressed through the policies: trucks passing through residential neighbourhoods and vehicles making U-turns at the south end of Main Street. The major parking issue is the lack of a designated truck parking area in a central location.

INTENT: Council will attempt to provide safe and efficient transportation routes and adequate parking facilities.

DIRECTIONS:

1. A well planned transportation network functions to move traffic through Town in an efficient and safe manner. In order to allow for the efficient movement of traffic, Council will:

   a) utilize the road hierarchy shown on map F and defined as:
   Arterials are through routes designed for swift movement with a minimum of conflict and should not have residential frontage,
   Collectors carry medium amounts of traffic between local streets and arterials,
   Local streets provide direct access to lots and are not intended for through traffic;

   b) discourage through traffic from using residential streets;

   c) ensure that any new development allows for future road linkages to adjacent undeveloped parcels.

2. In addition to being efficient, Council wishes to create a safe transportation system. To this end, Council will:

   a) provide traffic and pedestrian control at major intersections and in school and hospital zones;

   b) ensure that road capabilities are designed to meet the demand associated with their use;

   c) explore alternatives to stop vehicles from making U-turns at the south end of Main Street.

   d) redesign and construct a new intersection at 5th Avenue and 48 Street when traffic volumes increase and the alignment becomes a safety hazard.

3. The movement of trucks through Viking requires special consideration to ensure that safety and efficiency are maximized and any inconvenience to residents minimized. To control truck traffic and parking, Council will:

   a) restrict large trucks from residential areas except for deliveries;

   b) designate arterial roads as truck routes and post accordingly;

c) not allow trucks larger than one ton to park on Main Street downtown;

d) explore options to provide a truck parking area, preferably along or off Railway Avenue;

e) require all deliveries to Main Street businesses to be made from the alley wherever possible;

f) encourage Main Street businesses to have usable rear entry areas to accommodate deliveries;

g) approach Canadian National to lease property along Railway Avenue to the Town for truck parking;

4. Residents of Viking and the surrounding area desire downtown parking facilities which are convenient and adequate to meet the demand. Council hopes to improve the parking situation and will:

a) permit angle parking on Main Street in the commercial core until increased traffic volume becomes a problem;

b) require employees of Main Street businesses to use off-street parking;

c) create limited time parking zones along Main Street;

d) post parking signs designating parking areas and time restrictions.

5. With respect to future off-street parking, Council will:

a) consider acquiring property to be used for off-street parking;

b) require all new development, excluding Main Street businesses, to provide adequate on-site parking.

ADDITIONAL POLICIES:

6. Council will:

a) encourage the County to upgrade and maintain the north road allowance;

b) encourage the use of the senior citizens' van.

Map F

Town of Viking
General Municipal Plan

Road Hierarchy

- Arterial Roads
- Collector Roads
- Minor Collector Roads

Town Services

9. TOWN SERVICES

The services in the Town of Viking are adequate to meet the needs of the existing population of 1,238. The water system has the capacity to serve a population of 3,000 although the water lines need upgrading. The Town and the County of Beaver co-operate to provide fire protection to area residents. Another venture being shared by a number of local municipalities is the new regional landfill operation.

INTENT: Council will maintain and expand Town services/utilities in an efficient and cost effective manner.

DIRECTIONS:

1. To assist in maintaining services at a consistently high standard, Council will:

   a) ensure all existing utility systems are adequately upgraded and maintained;

   b) actively pursue street maintenance and improvement;

   c) require all streets to be paved unless a special situation exists;

   d) upgrade the Town's water service lines.

2. Fire and police protection is important to Town residents. Recognizing this, Council will:

   a) continue to co-operate with the County of Beaver in the area of fire protection;

   b) maintain a volunteer fire force consisting of both Town and County of Beaver residents;

   c) approach the County of Beaver Council to negotiate an agreement for the provision of a new fire hall;

   d) support the maintenance of a high quality police force.

3. In order to provide economically reasonable and efficient services Council must plan for future expansion. In regard to future servicing, Council will:

   a) ensure that any Town growth occurs in a manner which would accommodate the orderly and economical extension of utility systems. For example, extending services through undeveloped land (leapfrogging) will be avoided;

   b) not allow development which would exceed the servicing capabilities of the utility systems;

   c) ensure that upgrading and expansion is undertaken according to financial priorities and capabilities;

d) require a developer to enter into a development agreement to provide or pay for the installation of any required utilities and roads;

e) assess off-site levies for all new development requiring expansion of water, sewer or storm drainage systems;

f) consider establishing a 5 year capital works budget;

g) develop a priority program if f) is not undertaken.

ADDITIONAL POLICIES:

4. a) Council will support the use of the Regional Landfill System.

Fringe Development

10. FRINGE DEVELOPMENT

Land development near the Town of Viking should be restricted to avoid problems such as incompatible servicing requirements, nonconformity with Viking's expansion plans, nuisance to Town residents, and competition with Town businesses. The County of Beaver has established an Urban Fringe District in their Land Use Bylaw (one mile around the Town) where some controls are placed on development. Proposals for development within this District are to be referred to Viking for comment prior to approval.

INTENT: Council will work towards protecting the Town from fringe development which is felt to be contrary to the Town's best interests.

DIRECTIONS:

1. Development in the Urban Fringe District (as established in the County of Beaver Land Use Bylaw) can disrupt development expectations within the Town as well as make the eventual expansion of the Town costly. In response to this, Council will:

   a) encourage the County to restrict subdivision and development in the Urban Fringe;

   b) stress to the County that any development in the Urban Fringe should be compatible with Viking's expansion and servicing plans/ capabilities;

   c) oppose any proposal which would increase the cost of rural to urban land conversion;

   d) oppose urban type land uses from development in the Urban Fringe.

2. Because Viking residents are affected by nearby land uses, Council will:

   a) oppose land uses which would be obnoxious to Town residents (i.e. intensive livestock);

   b) encourage the use of Thomas Lake for recreation.

3. The Town operates the Viking Airport through an Airport Commission. In terms of the airport, Council will:

   a) encourage its use;

   b) encourage the regulation of land use in the vicinity of the airport to ensure the safety of both air traffic and ground development.

Administration

11. ADMINISTRATION

AMENDMENT

Council recognizes that the General Plan may require amendment from time to time. Section 139(1) of the Planning Act, R.S.A. 1980 outlines the procedure for amending a General Municipal Plan. When evaluating proposed amendments Council shall ensure that any change is in agreement with the intent of the Plan.

REVIEW

As with the 1979 General Plan, this updated Plan should be monitored, reviewed, and updated in order to ensure its effectiveness. A review may be appropriate when:

1) a new Council is elected;

2) an amendment is made;

3) changes in economic, social, or technical developments occur.

A review should be conducted at least once every 3 years.

IMPLEMENTATION

A few of the more immediate actions which Council should take to implement the Plan policies are:

1) review and update the Land Use Bylaw;

2) redistrict block 5 on Railway Avenue from C1 to C1-S (Policy 2-4(b));

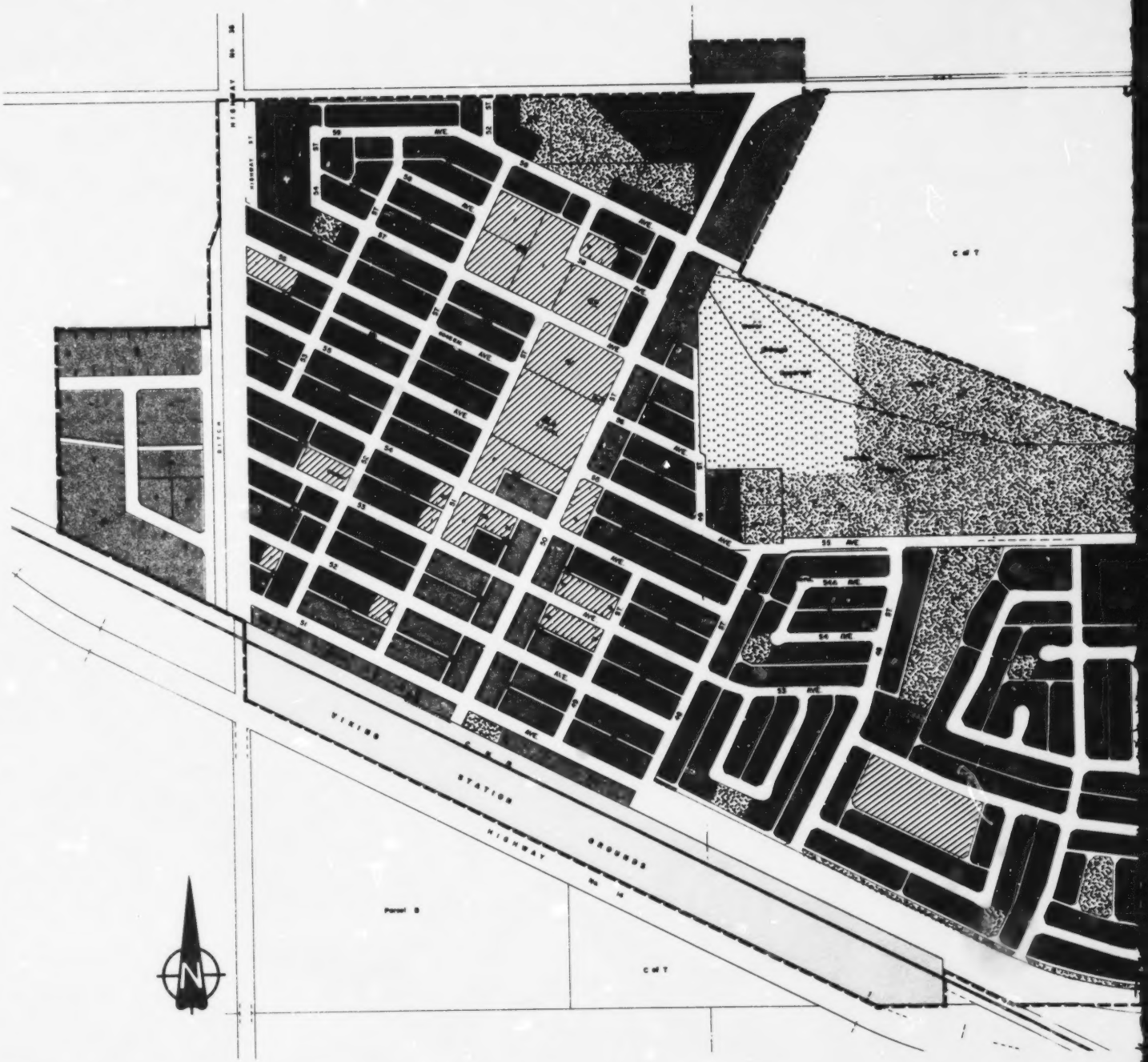
3) investigate the upgrading of water lines (7-1(d));

4) contact Canadian National in regards to leasing land to the Town for truck parking (6-3(b));

5) post signs designating truck routes (6-3(b));

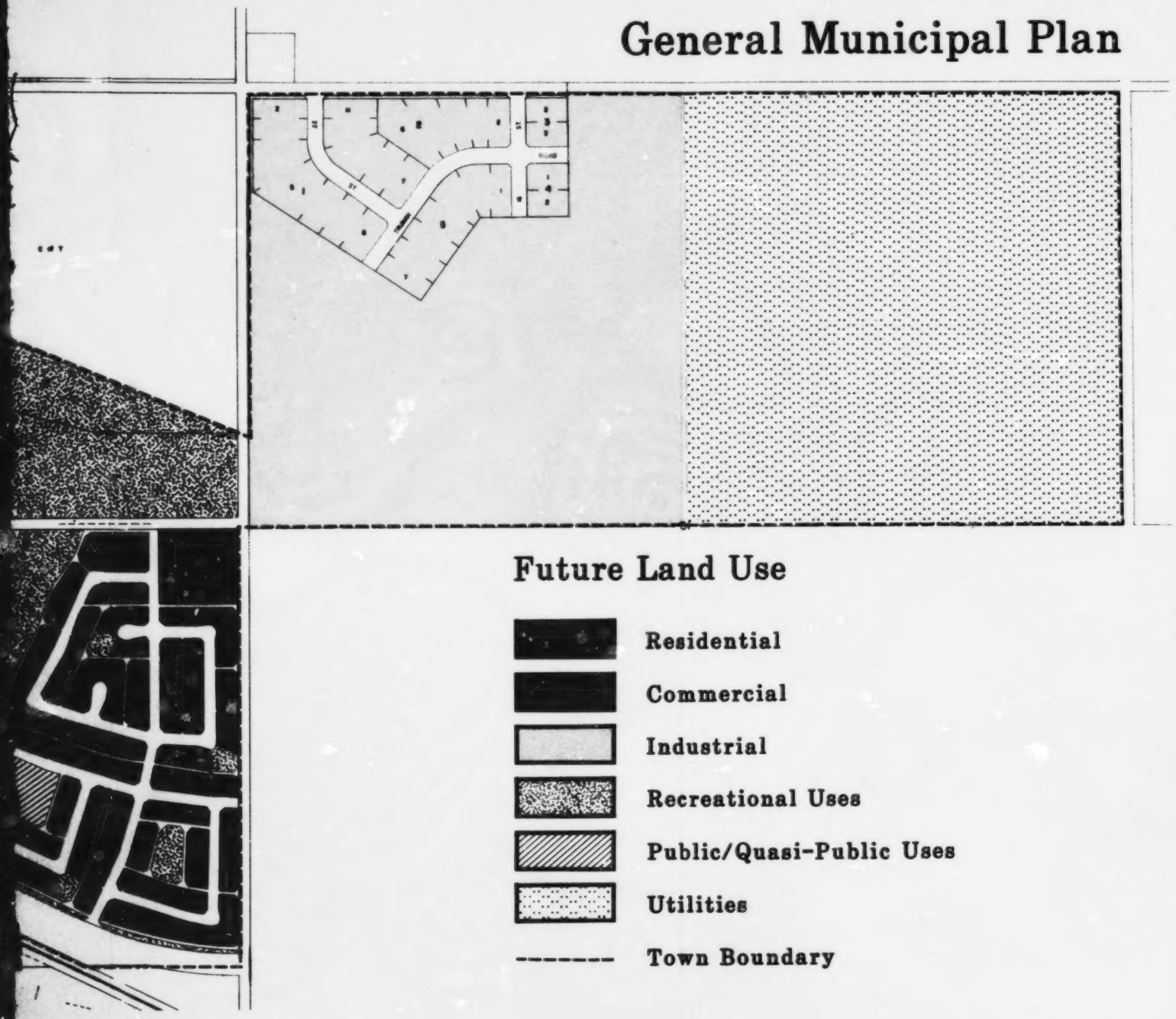
6) request downtown employees park off Main Street or post signs limiting parking time on Main Street (6-4(b) and (d));

7) examine ways to decrease the number of deliveries made to store fronts on Main Street (6-3(f) and (g)).


HIGHWAY No 16
HIGHWAY ST
DITCH
50 AVE
52 ST
54 ST
56 ST
CMT
55 AVE
54A AVE
54 AVE
53 AVE
VIKING
STATION
HIGHWAY No 16
GROUNDS
Parcel B
CMT
N

Map G

Town of Viking
General Municipal Plan



Future Land Use

- Residential
- Commercial
- Industrial
- Recreational Uses
- Public/Quasi-Public Uses
- Utilities
- Town Boundary